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DRAFT ENVIRONMENTAL STATEMENT

I. General

This draft environmental statement is issued in compliance with Section 102(2)(c) of the National Environmental Policy Act of 1969 and Executive Orders 11507 and 11514 for the Protection and Enhancement of Environmental Quality in the National Capital Region.

The Central Intelligence Agency foresees no adverse environmental effects resulting from the preliminary master plan concept and from the construction required to implement this plan.

The Central Intelligence Agency supports the intent of the Environmental Policy Act to improve the quality of the environment, and, in keeping with the spirit of the Act, the following general description and information is furnished regarding the impact on the environment from the preliminary master plan concept and the long range construction involved when budgetary constraints permit.

When the Headquarters Building was constructed, insufficient funding made it impossible for the Agency to be consolidated in one location with the result that those

remaining were placed in other facilities in Fairfax and Arlington Counties, Virginia.

This preliminary master plan provides for the consolidation of the Central Intelligence Agency upon assigned Federal property. A portion of this property is subject to life estates held by two individuals (32 \pm acres and 6 \pm acres held by GSA) which will contribute to implementation of the plan in stages. The plan indicates several low profile structures with a cumulative total gross square feet of less than one million. The low profile is stressed between proposed and existing structures as well as the general topography of the area which permits the structures to be placed behind and below the tree line. The plan is for a campus-like atmosphere and esthetic coordination of the entire facility.

II. Impact of the Preliminary Master Plan on the Natural Aspects of the Environment



increases. At the present time, 65% of our employees reside in Virginia, and 22%

for the past ten years whereas the District of Columbia percentage has declined from 33% ten years ago to its present 13%. Personnel figures are classified information under the Director of Central Intelligence's statutory authority for the protection of intelligence sources and methods.

b. Traffic and Air Pollution

Utilization of Public Transportation serving the Headquarters Building is minimal to the extent that the WV&M Bus Company has a pending application for reduction of services. Practically all of our employees use private transportation and of these 45% arrive via the George Washington Memorial Parkway, 41% via Dolley Madison Boulevard (Virginia Route 123), and 14% via Georgetown Pike (Virginia Route 193). It is anticipated that, with the improvement of the Georgetown Pike which the Virginia Department of Highways has scheduled for 1985, highway utilization will equalize between the three highways in that the majority of Virginia drivers utilizing the parkway will use the Georgetown Pike. Of the employees to be relocated, 69% reside in Virginia, 21% in Maryland, and 10% in the District of Columbia. In view of the fact that the majority of our facilities are in Virginia and residential patterns are in fairly close proximity to our Headquarters Building, it

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is projected that, except for those residing in the District, mileage and travel time for the overwhelming majority will be reduced by 25%. Of benefit to those residing in the District of Columbia is the fact that they will be in the reverse flow of traffic both for the George Washington Memorial Parkway and Virginia Route 123. It is projected that the overall net effect of this would be a reduction in vehicular air pollution in the region.

c. Water and Sewerage

The potable water supply is provided by the City of Falls Church and the District of Columbia. The system has the capacity to supply the projected increase and is, in effect, a relocation of supply loads.

The existing sanitary sewer system has an adequate reserve capacity to handle the projected increase. The sewage lift station on site is owned and maintained by Fairfax County with the ultimate effluent destination being the Blue Plains facility of the District of Columbia. The net effect is no increase in the ultimate effluent treatment volumes, only a change in the distribution system. Therefore, this plan, when implemented, will have no additional adverse effect on Water

d. Land Use

Development of the site as planned will take advantage of the few cleared areas to the maximum extent possible. The natural wooded land area screen on the north, east, and south portions of the site will be undisturbed to continue to provide a natural visual buffer zone. The land area to the west, facing Turkey Run Park, National Park Service, will become a landscaped buffer zone to shield and preserve the natural affects of the parklands. The completed facility will appear as a large wooded area when viewed from outside the site. Twenty nine percent of the existing site is developed (roads, structures, and parking) with 44% landscaped, and 27% undisturbed. With the implementation of the plan and the acquisition of $38 \pm$ acres, the percentages will be 35% developed, 43% landscaped, and 22% undisturbed.

e. Ecological Systems

It is believed that the effect on ecological systems will be minor in that a large percentage of the area will be retained in its natural undisturbed state and the remaining area enhanced by landscaping. The area is fenced and has been for more than twelve years, and there is little, if any, wildlife in the area other than

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birds and, to this end, it is a sanctuary. Storm drainage follows the natural drainage systems into the Potomac River, and it has very little siltation as the ground cover is well established. Storm drainage from the area, therefore, would have little or no effect on marine life in the Potomac River.